

Mary's River Estates Road District Meeting
Date: April 13, 2023 Zoom meeting hosted by Joe

Approved June 8, 2023

Meeting will be recorded for the purpose of note taking by secretary. Recording will be kept for one year on personal computer and approved written minutes will be kept on website indefinitely.

Attendees: Joe Chambers (president) Debbie Jackson (treasurer) Sandy Chapman: (secretary), James Roush, Yvette Spitz, Rick Veronen, Kevin Cornelius, Val Bach

Call to order: 7:05 PM by Joe, President

Additions/Deletions to agenda: Sandy: email from SDAO under new business.

Review RD minutes: No changes to the minutes for March 9, 2023. *Debbie makes motion to approve the minutes as drafted. Joe seconds the motion. Joe: All in favor? Commissioners: All agree.*

Mail and Financials: Report by Debbie, Treasurer

Financial:

Debbie screenshared:

1) MRERD Income/Expenses by Category YTD: 07/01/2022 through 04/09/2023

INCOME:

Interest Inc	\$	2,540.17
Other Income	\$	18.10
Taxes	\$	<u>121,890.08</u>
TOTAL INCOME	\$	<u>124,448.35</u>

TOTAL EXPENSES **\$** **29,843.96**

NET INCOME **\$** **94,604.39**

Account Balances as of: 04/09/2023

Citizens Bank Balance	\$	1,472.60
LGIP Balance	\$	<u>171,318.69</u>
Total Bank Accounts	\$	<u>172,791.29</u>

MRERD Transaction report 03/07/2023 through 04/09/2023

BILLS

CPI	\$	(15.83)
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INCOME	Taxes received	\$	1909.63
	Interest	\$	542.15

Joe: when Debbie gets the taxes, does it show who pays them? Debbie: No, it just says how much we are getting from Benton County per month. Sandy: Is that the interest we get every month?

Debbie: with the balance as it is in LGIP, yes. Joe: wondering if we know how much our total payment is per year? Debbie explains that we get a projected amount from the county when we turn in our projected budget to the county.

Municipal Report/Review/Audit Thresholds

Debbie: Normally we file an "in Lieu of Audit" form with the County. It used to be that at \$100,000.00 you had to hire a CPA firm or a Municipal audit firm to conduct some procedures and they issue a report. That cost us \$3,500.00 in the past. At \$250,000.00 you had to have a full-blown audit. The State has raised the level for REVIEW to \$500,000.00. At the most we will jump up to a review for FY 2023-24. In our '24-25 budget we need to call the audit firm for an estimate.

Here is the Bill referred to: passed through the Oregon Legislature: (information taken off of SDAO email)

HB 2110 is the Secretary of State's legislation which makes several changes to the statutes governing municipal audits. The bill increases the threshold for the municipal audit exemption from \$500,000 to \$1,000,000 and the review threshold from \$150,000 to \$250,000. These thresholds have not been increased since 2005; SB 837 (2005), which enacted the increase, was passed in 2005 when SDAO spearheaded the legislation.

Yvette: asked does County gives us an estimate of how much taxes are to come? Debbie: No

Benton County Neighborhood Network:

FIRE SAFETY:

Sandy: Email from John was in regards to Ann Eissinger, who is a volunteer trying to create a neighborhood network for Benton County to provide information for opportunities (funding, education etc.) for wildfire preparedness. She was wanting a person in our neighborhood to be a contact point to provide notification for those things and Janet Cornelius has said she would be that contact.

Sandy: emailed SDAO to try to find funding to facilitate our cutting back of our ROW. It has not been looking good to find funding to help us with that. She explains that it is becoming more of a realization with how hard it would be to get out of the neighborhood if there was a wildfire and knowing how bad a wildfire can be by all the previous years' videos that are seen on the news. How many people here would be trapped? Debbie says that SDAO is not an organization that has the infrastructure funding. Sandy: SDAO said to go to your county for funding help. Still is trying to focus on a mowing and brush/tree cutting policy and safety and wildfire preparedness.

Yvette: mentions there was a plan previously to have an evacuation drill for wildfire and it may be a good time to do that. And to make sure everyone is going in the correct direction in an evacuation. The fire marshal helps with the drills and is involved during them. Debbie says the Fire Marshal comes to individual properties and assesses driveways for you. They will give you advice in what needs to be done for better clearance. Joe: Previously fire dept tried to get another exit out of the neighborhood and did not get very far. There is a short place to Garret Lane about 500 feet that would work. Val: has history on the County information they had 2 questions: with Harts' property could we get an easement? If an easement was taken out it would shrink his lots. Val's opinion is that it would require the county to take fire safety more seriously (for us to get an addition exit out of the neighborhood). In 1987 (?) we got into the Philomath Fire district. The POA worked with the fire chief and we got the pump put in the Marys River and the turnaround at the end of Daisy Drive

for the fire trucks to be able to turn around. In the agreements with the fire chief, there was another point of access to the river that got lost because of the sale of the property. Other properties agreed to have parking on property in the event of fire trucks needing a place for staging. ODF does not try to save buildings, they just try to stop the forest fire. Alluding to what Sandy is saying; What can we do to prevent it? Running a scenario might open up some eyes, but what would open up more eyes would be if the fire chief came and put a red X on your driveway that says we are not going to try and save your house. Or, (picking on Columbine) we won't send our trucks down here because the firemen will be knocked off of the trucks with all of the branches. Val thinks the Fire Chief has more clout because if he kicks us out of the fire district, just think how much more our fire insurance would be! Discussion: on fire dept coming out a assesses property for fire safety when a house is bought or new construction. When a slope of access to property percent is 12% or more on driveway grade a sprinkler system is required. Max slope of entrance is 15%. Debbie: when Finch was put in was supposed to be blasted down to a lower grade which did not allow for a lower fire code. Most of Wren Hill is not in the fire district, because of the grade of the roads. Val: asking about update on County turn around at the end of Tansy for fire trucks?? The water tanks are not for fire it is for the houses needing a better water supply. James: He was working with ED Hughes at the time a loop driveway was put in on the last house on Tansy (past the pavement). "according to the owner of the property" the Fire Marshall signed off on the loop driveway. That grade is not very good. Val: what was just described which happened with that house, is what happened to the house above it. Hart got the fire chief to sign off on that as a private road, not a public road. Which is putting us at risk. Yvette describes that she had to cut back branches and trees to be able to have a safe avenue for the fire department to come up her driveway. Val: The bigger concern is the main roadways. Joe: yes. There are whole trees going up over the roads. Sandy: Yes, that is why we cannot take our sweet time to start cutting these trees back. We keep talking about doing this year after year and nothing is being done. I am trying to get something started here. Rick: Bill Dunn came out last year with Adam May and it was decided not to have anything with the trees with Bill Dunn. Sandy said she did not hear anything about it. Rick said he asked Bill to come out and said that John met with Bill and Adam. Only Adam was hired to mow. **ACTION ITEM:** Tree cutting and getting someone to do it is tabled to Budget meeting.

Budget Committee Updates & Suggestions:

Joe: a number of emails were received for the budget committee and we have a list of suggestions that we have from people.

Review of Action Items

Speed limit signs placement:

Sandy: no other updates, but she wanted Debbie to look at the map where the speed limit signs have been placed and put her 2 cents in on the map. Thinks there are too many on the map that Joe made up, the County won't approve that many. Thinks we are going to have to fight the County on the placement of the signs despite the wording that the ORS ordinance says about signs at ingress and egress as Joe pointed out. The signs that are up say "speed" and the new signs are to say "speed limit". Rick: mentions removable speed signs were brought up in the past at a cost of 6-7,000.00. Yvette says \$3-5,000.00 depending on what type. Joe: Doesn't think we are looking at that type with the cost of electronic signs. Thinks the bigger thing is the County stating on their site that "unless there is enforcement the signs do not do any good". So, then the question is do we want to put up signs that everyone is going to ignore anyway? Do we want the cost of doing that? Is the cost worth it when there is no enforcement? Sandy: still thinks we need more adequately placed signs not only for the residence, but for people that do not live here and think that it is a high-speed area.

There are no signs coming out of Finch, you don't know it is 25MPH until you get down the road and around the corner going out. Joes' opinion is that anyone that drives back here would believe that it is a 55 MPH area, whether they drive that fast or not. Debbie: If we don't put more signs up, people do not know, (the speed) we need to make more effort to show that. Yvette brings up County requirements for putting up post. James, there are standards that he knows and proclaims for resource. Rick: Brings up the portable speed sign and how it did work well to bring down the speed of the cars when they saw how fast they were going. Agreement by Val and Yvette. Sandy suggests that we bring up a portable speed monitor at the budget meeting. Agreement that it does help.

Webcam information Update:

Sandy: She was going to do the application on-line. There is a need of \$100.00 processing fee to just do the application even if we do not get any service, just to get a technician out to discuss and get more information.

Pioneer is a direct hookup underground. With the contacting of Alyrica and talking with Conner, they do their connection by focusing wi-fi on a tower connection. Joe says the tower is on Finton Green and he gets good reception on Iris. Alyrica can tell us beforehand where a good connection would be for a webcam. Conner said along Daisy has great reception and also from the crest of MRE hill down the hill just before it turns off is a great spot and faces one of their towers and will get great reception. Yvette jumps in and says she has contacted a lawyer and there are many things you can and cannot do in regards to privacy. She says that if the camera is on the top of MRE and shows the road as well as any part of her property then she can make us remove the camera because there is no privacy of her property. There are many cases in court right now with cases against such things. A lawyer she knows has gone after because of cameras that are public and displaying property. She urges the district to be careful. A complaint can be filed with the County and the County will be obligated to remove it. Sandy does screen share of the view that Alyrica gave her on email of the downhill view of MRE road. Yvette: I am telling you, if you show one inch of my property on that camera there will be a lawsuit. It's a warning. Sandy: this is Google maps. What can you see of your property in the picture? Yvette says the problem is a live feed, she does not want anyone seeing who comes to her property. She says you cannot see ice or no ice on a camera. Val: alternate proposal is a weather monitor, temperature instead of a visual camera via WIFI transmission. Debbie brings us back to center and says we were talking about a sporadic safety improvement, about being able to see the road without going out. Each person has to determine for themselves and take due care and if it is a bigger privacy issue that a safety concern, we should not spend any more time on it. Rick: pavement level monitor for freezing would be adequate. James: ODOT cameras snap a picture every hour or two, it is not a live feed. Yvette: That will not tell her if there is ice on the road, we need a temperature, you cannot tell it is ice or rain because the shine is the same. Spending quite a bit of money for little return. More useful with temperature on the road. Yvette says she has to go out and walk on the road before she knows if it is ice or not. Sandy: that is fine for Yvette, but what about people that have to come out to go to work and want to see what the hill looks like, that is the whole point of this. Rick: can we not transmit temperature instead of picture, real time information? Yvette: can't we put a wire on the roadway to record the temperature? Joe: yes, good idea to explore different ideas besides a camera to inform the folks that live here in a more friendly fashion. **ACTION ITEM:** Joe: do some investigation to see what we can come up with and he will see what he can find as far as more information on weather conditions for roads.

Sandy: did Adam May get his approved contract returned to him? Joe: No, he did not send anything back to him. **ACTION ITEM:** Sandy will send to Adam May of CUTAWAY INC. our acceptance of his estimate that was approved 02/13/2023 not to exceed \$4,200.00 estimate. Debbie: scope of ditching work to be after the "road walk". Sandy will walk Daisy Drive and MRE Rd. Joe and Rick will walk the

backside Columbine, Iris, Queen Anne section. Yvette has concerns of the ditch to the right of her driveway. James gives us his work background in working with ED Hughes and then before that with Deschutes Road District for 6 years. He is well informed in chip seal applications, some road paving, ditches, culverts, graveling and grading of roads. He is starting his own excavation company.

8:29: Joe motions that the meeting come to a close. Joe: All in favor? Commissioners: All agree.